

## **CHICAGO PLAN COMMISSION**

**121 North LaSalle Street**

**10:00 A.M.**

**2<sup>nd</sup> Floor, City Hall**

**Chicago, Illinois 60602**

**September 19, 2019**

**AGENDA**

**A. ROLL CALL**

- B. APPROVAL OF MINUTES FROM THE AUGUST 15, 2019 CHICAGO PLAN COMMISSION**
- C. MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY PLANNING REFERRAL ACT:**

**Negotiated Sale**

1. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 4942 South Halsted Street, to Navjot Bajwa (19-044-21; 20<sup>th</sup> Ward).
2. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 2512 West 59<sup>th</sup> Street, to Felix Santoyo and Maria Dolores de Paz Rodriquez (19-045-21; 16th Ward).
3. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 9921-25 South Ewing Avenue, to Maria Luz Gomez (19-046-21; 10<sup>th</sup> Ward).
4. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 5600 South Maplewood Avenue, to Gabriel Lopez and Angela Lopez (19-047-21; 15<sup>th</sup> Ward).
5. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 4842-44 South May Street, to Adrian Delgado (19-048-21; 20<sup>th</sup> Ward).

**ANLAP**

6. A resolution recommending a proposed ordinance authorizing an adjacent neighbors land acquisition program sale of city-owned land, generally located at 4301 South Wood Street, to David K. Mercado (19-049-21; 15<sup>th</sup> Ward).

**D. EQUITABLE PARTICIPATION EXECUTIVE ORDER UPDATE**

**E. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:**

1. A proposed planned development, submitted by Twelve West Maple LLC, for the property generally located at 12 West Maple Street. The applicant is proposing to rezone the property from DX-7 (Downtown Mixed-Use District) to Residential Business Planned Development and will utilize the Neighborhood Opportunity Fund Bonus to increase the overall FAR from 7.0 to 11.5 to construct a 22-story 330'-0" tall mixed-use building with commercial uses, up to 18 dwelling units, and 30 accessory vehicular parking stalls. (19939; 2<sup>nd</sup> Ward)
2. A proposed Lake Michigan and Chicago Lakefront Protection Ordinance Application, submitted by 312 Properties LLC, for the property located at 1645 E. 53rd St. within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant is proposing to maintain the current B1-3 (Neighborhood Shopping District) zoning district and construct a rear and one-story addition to an existing two-story commercial building for a ground floor medical office, a total of 4-dwelling units (2 units on each the 2nd and 3rd floors), and four vehicular parking spaces. (727, 5<sup>th</sup> Ward).
3. A proposed amendment to Planned Development 378, submitted by The Interfaith Housing Development Corporation of Chicago, for the property generally located at 1223 W. Marquette to allow for an increase in the maximum number of dwelling units from 133 to 151 and conversion of the existing transitional living residence to a twenty-five unit, 100% affordable residential building. (19771, 17th Ward)
4. A proposed planned development, submitted by 345 N. Morgan LLC, for the property generally located at 345 North Morgan Street. The applicant is proposing to rezone the property from M2-3 (Light Industry District) and Planned Development No. 1282 to DX-5 (Downtown Mixed-Use District) and then to a Business Planned Development and will utilize the Neighborhood Opportunity Fund Bonus to increase the overall FAR from 5.0 to 8.1. The applicant proposes to construct an 18 story 288'-0" tall mixed-use building with ground floor retail uses and office uses on the floors above (Sub-area A), an 11-story building with ground floor retail uses and office uses on the floors above (Sub-area B), and maintain the existing ACE Hotel with no changes (Sub-area C). The overall planned development would contain 208 accessory vehicular parking stalls and seven loading berths. (19980; 27<sup>th</sup> Ward)
5. A proposed map amendment within the Kinzie Industrial Corridor, submitted by ELA Associates, L.L.C., for the property generally located at 1234-48 West Fulton Market and 301-15 North Elizabeth Street. The applicant proposes to rezone the property from M2-3 (Light Industry District) to DS-3 (Downtown Service District) in order to convert the existing building into an approximately 14,000 square foot office space with 8 accessory, vehicular parking spaces. (20059-T1; 27th Ward)
6. A proposed amendment to Planned Development 381, submitted by CWI Chicago Hotel, LLC, for the property generally located at 1-39 W. Wacker Drive, to allow for conversion of existing storage space to expand an existing mechanical room and construction of additional ground floor space, by enclosing a portion of the existing porte cochere, for a new financial institution, in Subarea B. The City of Chicago will also be amending the PD bulk table to correct the lot areas of both Subareas A and B. (20117, 42<sup>nd</sup> Ward)

7. A proposed Lake Michigan and Chicago Lakefront Protection Ordinance Application, submitted by the Chicago Park District, for the property generally located at 3003 North Lake Front Trail and within the Public-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The property is zoned POS-1 (Public Open Space District). The applicant is proposing to create a new Chicago AIDS Garden area, within Lincoln Park, which will include walking paths, a 30-foot tall sculpture from the Keith Haring Foundation, a meditation grove and event space. (736, 44th Ward).

F. CHAIRMAN'S UPDATE

Adjourn